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RELOCATION REPORT FOR NEIGHBORHOOD DEVELOPMENT PROGRAM 1969-1970



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Oakland, California

redevelopment agency of the city of oakland



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RELOCATION REPORT

NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL ACTIVITIES

Redevelopment Agency of the City of Oakland

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NEIGHBORHOOD DEVELOPMENT PROGRAM URBAN RENEWAL PROJECTS

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I. RELOCATION PROGRAM

A. PURPOSE OF THE PROGRAM

The purpose of the Relocation Program is to provide a means by which the Company can assist its employees in relocating to a new location. The program is designed to provide a means by which the Company can assist its employees in relocating to a new location. The program is designed to provide a means by which the Company can assist its employees in relocating to a new location. The program is designed to provide a means by which the Company can assist its employees in relocating to a new location.

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A. AGENCY RELOCATION POLICIES AND PROCEDURES

The relocation policies and procedures to be followed in executing the Neighborhood Development Program are those set forth in the Relocation Report for the City Center Project (R-122), approved in April, 1968. A copy of this report is available and on exhibit at the Agency.

B. RELOCATION ACTIVITY PROGRAM

1. Surveys and Services

Residents and businesses will be provided full access to relocation housing resources, social services through referrals to public and private agencies, employment counseling and any additional services which may be considered necessary or desirable. After extensive interviews with the site occupants to assess their relocation needs, assistance to obtain them will be provided. Those apparently eligible for public housing will be referred to the Housing Authority. If necessary, assistance in the filing of applications will be given. The Housing Authority will be requested to keep the relocation staff informed about the disposition of referrals.

Vacancy listings, consisting only of those vacancies which comply with the established standards which are available on a non-discriminatory basis, and which are reasonably compatible with the displacees' needs and desires, will be provided to those families and individuals who expect to relocate in private housing. Arrangements to see the available unit will be made and if necessary, transportation to the referred units will be provided for the elderly or disabled displacees. Follow-up contacts will be carried out to assure the satisfactory relocation of the displacees to standard housing.

Those with special problems will be referred to appropriate public or private social and welfare agencies. The Agency maintains continuous contact with the various agencies in the community in order to insure maximum services to all families and individuals referred by Agency staff.

Prospective homebuyers will be provided full assistance in obtaining mortgage financing. Continued contact with lending institutions is maintained for the purpose of encouraging their interest in providing mortgage financing assistance to prospective homebuyers in redevelopment project areas.

Liaison with real estate agencies, brokers, and boards is maintained to provide listings of all available commercial space. Every effort is made to keep the businesses to be displaced in

business and in the Oakland area. Liaison with the Small Business Administration is provided in order to help displaced businesses obtain financial and technical assistance.

A site office to be located in the downtown area will be established early in the action year to serve all action areas within the Central District.

In order that housing resources information be updated, a vacancy survey which will determine the number, condition, size, and cost of available housing will be conducted throughout the Oakland area.

In cooperation with citizens' groups and interested public and private agencies and organizations, a survey will be conducted of families, individuals and businesses in the Chinatown area. The survey will examine in depth the social, economic and other needs of the residents and will provide a basis for planning programs which will benefit them.

The survey of businesses in the Chinatown area will be part of a larger survey designed to determine the special needs of small businesses in various areas, to analyze the resources available to them, to assist in developing a management training program reflecting their interests and needs, and to help in planning for future relocation programs and commercial development.

A diagnostic social survey will be conducted in that portion of the Central District Urban Renewal Area which is inhabited by a predominantly single person (Skid Row) population. The survey will attempt to diagnose relocation and social needs and provide a basis for designing a program of personal rehabilitation services.

The cooperation of interested public and private organizations and groups, such as the Salvation Army, Alameda County Health Department Bureau of Alcoholism, and Synanon, will be solicited in planning and conducting this survey.

Because the Fruitvale area is populated by a variety of ethnic groups, there is a need for an extensive survey to be conducted. The survey will be designed to diagnose the housing and social services needs of the ethnic populations of American Indians, Spanish-surname groups and others in order to more adequately plan suitable programs.

The social survey to be undertaken of the residents and property owners in the Coliseum Area will attempt to examine in depth their social and economic problems and the types of programs which could be developed to deal with them.

The relocation staff is conducting a study on the desirability and practicality of using mobile homes as a source of temporary housing for displacees in this area.

A social survey will be made of the residents and property owners in the Congress Area in order to assess their needs and problems in regard to relocation and redevelopment.

A diagnostic social survey of the residents in the North Oakland area will be conducted in order to uncover any social and economic problems that might cause difficulties in the relocation process and to be able to plan more effectively for their needs.

The possibility of offering a homemaker educational services program for this area is under consideration. The program would be designed to assist tenants and owner residents of rehabilitated properties in improving their skills in basic household maintenance and by generating an interest in interior decorating. The program would also be available to project displacees in this service.

2. Relocation Table: Central District Displacement

<u>ACTION AREA</u>	<u>Anticipated Displacement</u>		
	<u>Families</u>	<u>Individuals</u>	<u>Businesses</u>
City Center CC-1	5	72	55
City Center CC-2	2	60	9
Chinatown	10	30	15
Laney Gateway	<u>6</u>	<u>11</u>	<u>2</u>
TOTAL	23	173	81

3. General Characteristics of Residents

City Center, CC-1 (former R-122)

In order to determine the relocation needs of the residents of the City Center (CC-1) Area, during November 1967 Agency relocation staff interviewed the managers of the two hotels and the apartment house in the area. All three managers had been with their particular building for several years and were very familiar with the residents of their buildings. These managers were thus able to supply sufficient information to complete an interview schedule for each resident.

There are 77 occupied dwelling units in the City Center (CC-1) Area; these units house 72 single individuals and 5 families. Sixty-four of the dwelling units are rooms in the two residential hotels; they house 62 single individuals and one family. The remaining 14 units are in the apartment house and are studio apartments with cooking facilities. These apartments house 10 single individuals and 4 families.

One half of the dwelling units are occupied by people who have been there for less than two years, but a third are occupied by people who have been there for five years or more.

There are 82 persons in the City Center Area, of whom 72 are single individuals. Of the latter, 33 are over 62 and 30 of the 33 are completely dependent on Social Security, Old Age Security, Disability Allowance, or some combination thereof. Two single individuals are blind and 4 are disabled in some other way. Twelve of the unrelated individuals are female.

Thirty-nine of the single individuals are eligible for public housing, and are currently paying from 22.6 - 40% of their income for rent. All receive some form of public assistance as their sole income. Most single individuals who do not qualify for public housing have a monthly income over \$350 and pay 20 percent or less of their income for rent.

The average rent paid by most single individuals is \$44. About 15 percent pay \$62.50, the maximum rent allowed by public assistance grants for persons living alone.

With the exception of 2 single individuals of Asian extraction, everyone concerned is white.

Five two-person families are included. The two families that require special attention are a couple, both people over 62 and both drawing Social Security, and a mother and daughter on AFDC. These families qualify for public housing.

Two other families are son-mother and daughter-mother combinations. Both mothers are over 62. Both members of the remaining family are under 62 and employed.

City Center, CC-2 (Expansion)

A 100% relocation survey of the residents in the City Center expansion area was conducted by the Agency relocation staff in February, 1969. A total of 62 households, all of which reside in one hotel, will be displaced during the action year. Two of the households are families, one is a young couple, the other a young couple with a child. The remaining 60 households consist of 60 single individuals of whom 23 are elderly and 4 are handicapped. Twenty-five of the individuals are employed while the remaining 35 individuals are dependent on Social Security, Old Age Security, Disability Allowance, Welfare, or some combination thereof or are only minimally employed.

Twenty-one of the single individuals are eligible for public housing. All receive some public assistance as the major source of income. The majority of the single individuals pay \$45 - 55 a month for rent. All of the dwelling units are one

room and there are no cooking facilities available though several residents keep hot plates in their rooms. The difference in rent cost is due not only to room size but also to whether housecleaning service is provided.

Fifty-one of the individuals are white, two are Negro, four are persons with Spanish surnames and three are American Indians. Seven of the unrelated individuals are female, one of whom is elderly.

Twenty-three individuals complained of serious health problems, among which are several cases of alcoholism and arrested tuberculosis. Sixteen mentioned being affected by financial difficulties and two are faced with legal problems.

Both families mention financial problems but of special attention is the couple with a child. The head of this family is an Eskimo Indian who is unemployed and whose wife has been unsuccessfully seeking welfare aid. This family is eligible for public housing. The other couple is white and the husband is gainfully employed.

Chinatown

The families in this area are predominantly Chinese and reside in dwelling units above businesses and in one apartment house. The majority of the individuals are white and reside in an hotel in the area. A 100% relocation survey of this area will be conducted during the first half of the action year.

The majority of the residents in this area are of Chinese descent. The families live in single-family Victorian houses and converted two-unit houses. Most of the single-family dwellings are owned by persons with Chinese surnames and it is assumed that they are owner-occupied. The single individuals all reside in one rooming house. A 100% relocation survey to be conducted during the first half of the action year will furnish additional information.

East Peralta

The residents in this area are mainly white, but there are a few minority families of Mexican-American and Chinese descent. The majority of the residences are two to three units. A 100% relocation survey will be conducted of this area during the first half of the action year.

Fruitvale

This area is of mixed minority groups. It contains the largest concentration of Spanish-speaking individuals in the city. Negroes comprise 31.3% of the total population of the Fruitvale

area, persons with Spanish surnames 18.1% and other non-whites 7.8% including many American Indians. The average size (3.73) of the non-white household is the second largest in the city. A 100% relocation survey will be conducted in this area during the first half of the action year.

Coliseum

The majority (75.9%) of the residents in this area are non-white; 73.2% of the figure are Negroes, 10.3% are persons with Spanish surnames, and 2.7% belong to other non-white groups. The Coliseum area non-white population on the average has the youngest population in the city with the median age of 17.2 for males and 19.7 for females. It is also characterized by having the largest size families in the city, 4.25 persons per household. A 100% relocation survey is expected to be completed in this area during the first half of the action year.

Congress

The residential area is composed predominantly of Negro families who comprise approximately 70% of the population. There is also a sizeable Spanish-speaking population in this area. In general, the population is young with household size being fairly large. A 100% relocation survey will be conducted of the residents during the first half of the action year.

North Oakland

This area consists largely of Negro families. Approximately 50% of the units are single-family dwellings and assumed to be owner-occupied. A 100% relocation survey is to be conducted of this area during the first half of the action year.

4. Business Characteristics

City Center, CC-1 (former R-122)

In order to determine the needs and preferences of businesses in the City Center Project area, a 100 percent business survey was conducted by Agency Relocation Staff from October 31 through November 10, 1967. The survey was concerned with the nature of each individual business such as, who is the decision maker, number of employees, type of structural organization through which the business operates, and the number of years at their present location. It was also concerned with discovering any problems to be faced in relocating the various businesses.

The business survey revealed that there is a total of 55 establishments in the City Center area distributed among the following categories: retail, office, service and other. There are 30 retail establishments, which include men's and women's clothing and accessories, jewelry stores, drug stores and specialty shops such as a Chinese import store. The second larg-

est category, offices, includes eleven establishments. These consist of doctors, dentists, business offices, a collection agency and a finance company. The third category is that of service institutions of which there are ten. These include restaurants, bars, etc. The final category includes one manufacturing plant, two hotels and one apartment house.

The operating structure of the individual businesses includes single ownerships, corporations, and chain establishments. Thirty-two of the businesses are singly owned, thirteen are chain operated and ten are incorporated.

Two of the businesses are operated by Negroes and one by a Chinese. The remaining businessmen in the area are white.

Four of the business owners are also owners of the buildings in which they operate their business.

The number of employees with the different businesses varied to some extent. Twenty-four of the establishments have from one to five employees, thirteen of the businesses have from 6-10 people, twelve have from 11-25 employees, two have over 25, and four listed no employees. There are a total of 365 people presently employed in the area.

Of special mention should be the fact that many of the businesses have been at their present location for very long periods of time. Twenty-one of these enterprises have been established in one place for 11 or more years with the average being about 19 years; another 13 businesses have been in their present location 5-10 years, and the remaining 21 have been there six months to five years.

City Center, CC-2 (Expansion)

In order to obtain information on the business concerns in the City Center Expansion Area, a 100% business relocation survey was conducted by the Agency relocation staff in February, 1969. The survey was constructed to determine such information as type of business, type of ownership, racial or ethnic classification of owner and the needs and preferences of each business.

The survey showed that the 9 businesses in the City Center Expansion Area to be displaced during the action year are distributed thusly in the following categories: 5 retail establishments, 1 restaurant, 1 repair service, 1 wholesaler, and 1 hotel. A total of 44 persons are employed by these concerns. Three of the businesses are chain-operated, 1 nationally and 2 regionally. Four businesses are singly owned, 2 are partnerships and 3 are corporately owned.

Only three of the concerns have been at their present location for over 5 years and six expressed a desire to remain in Oakland, all desiring to relocate in the downtown area.

All the business establishments are operated by white persons.

Three of the businessmen interviewed expressed an interest in a management training program designed for small businessmen.

Chinatown

Fifteen businesses are expected to be displaced during the action year. Five deal in retail goods such as plumbing supplies and bakery items and ten deal in services (laundry, photo studio, television repair shops, restaurants, pawn shops, bars, and an hotel). Five of these businesses appear to be operated by Chinese and the remaining by white businessmen.

Laney Gateway

A total of two businesses are expected to be displaced from this area in the action year. They include a rooming house and a retail establishment. Both are operated by white businessmen.

East Peralta

The two businesses to be displaced from this area deal in services. Both businesses are operated by white persons.

Fruitvale

An estimated total of ten businesses may be displaced in this area. Four deal in retail goods and six in other services.

Coliseum

It is anticipated that ten businesses may be relocated from the Coliseum Area. Five of these are retail businesses and five deal in other services.

Congress

An estimated total of ten businesses may be relocated from the Congress Area. Four are retail businesses and six are involved in services.

North Oakland

The ten businesses which may be relocated include 1 wholesaler and 9 dealing in services other than retail (six concerned with servicing of automobiles, 2 medical offices, and a bar. All appear to be operated by white businessmen.

5. Relocation Resources Development Program

In order to develop relocation resources, the relocation staff has prepared a brochure which describes various methods of locating housing resources in addition to the use of real estate listings and the local classified ads. These brochures will be given to every relocation field worker.

Plans are being made for the East Bay Fair Housing Office to conduct workshops with the relocation staff on methods of decreasing the number of units not available on a non-discriminatory basis. The organization also plans to share its listings with the Agency.

In order to facilitate the relocation process, the housing resources facilities will be centralized and located in the site office to be established in the City Center Area. To free the relocation advisors of the time-consuming task of finding and inspecting housing for displacees, housing inspectors will be employed to keep an up-to-date listing of available standard housing to be obtained through all conventional channels and also by canvassing of neighborhoods for vacancies. In their canvassing they will also look for large older houses which could be rehabilitated for 221-H and 235 housing.

C. HOUSING SUPPLY AND DEMAND REPORT

According to the statistics obtained by the Alameda County Planning Department as of July 1, 1968, the total housing supply of Oakland consists of 149,318 units, 142,546 of which are occupied, yielding a 4.5% vacancy rate. The breakdown of the vacancy rate as derived by the Federal Housing Administration from its annual June 19, 1968 Postal Vacancy Survey is as follows: 4.5% vacancy rate in rental units and a 1.5% vacancy rate in sales units. (Appendix A)

The following table shows the estimated number of standard units expected to be available on a non-discriminatory basis July 1, 1969-June 30, 1970.

Private rentals	11,274
Private sales	1,872
Public Housing	<u>1,434</u>
TOTAL	14,580

The above figures are based on the following assumptions: all public housing units are available on a non-discriminatory basis; however, the figure for private rental and sales units represent only 85% of the total available standard housing as it was found that approximately 15% of units listed in the classified ads of the Oakland Tribune were not available to non-whites. This figure was obtained by a

telephone survey conducted in January, 1969.

An annual turnover rate in standard private rentals and sales was arrived at by a telephone survey of realtors to determine the average length of time units remain on the market (February, 1969). This turnover factor was applied to the number of available standard units at a given point in time (using the FHA 4.5% vacancy rate) in order to obtain a figure for the entire 12 month displacement period. Vacancy figures by size and cost (Appendix B, HUD-6122 forms) were based on estimates from "Oakland's Housing Supply", a report prepared by the 701 Division of the City Planning Department of Oakland, September, 1968. Information regarding availability of units was furnished by the Housing Authority of the City of Oakland (Appendix C).

Presently a fair amount of housing is being constructed in Oakland, some of which will be designed for both the low-to-moderate-income families and the larger families.

Following is a list of the new units to become available during the displacement period and units approved and scheduled for construction.

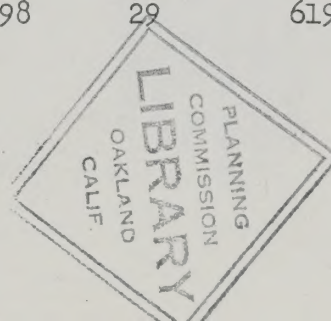
<u>No. of Units</u>	<u>Type of Housing</u>	<u>No. of Bedrooms</u>	<u>Rent Level</u>
1,000	Turnkey Public Housing	3-5	\$ 50-87
500 (250 designed for elderly)	Leased Public Housing	0-3	49-74
300	Acorn Housing 221(d)(3)	0-4	67-145
200	Satellite Senior Citizens	0-1	75-108
525	Oak Center Urban Renewal Project (Rehabilitated Housing)	1-5	85-140
600	Code Enforcement (Rehabilitated)	1-5	Not available
<u>625</u>	Private New Construction	1-3	85-250
3,750	TOTAL		

The following table shows the estimated relocation needs resulting from other governmental action during July 1, 1969 - June 30, 1970.

COMPETITION FOR HOUSING RESOURCES: July 1, 1969 - June 30, 1970

Number to be Displaced

<u>TYPE OF GOVERNMENT ACTION</u>	<u>FAMILIES</u>				<u>INDIVIDUALS</u>			
	<u>White</u> <u>Non-</u> <u>Minority</u>	<u>Negro</u>	<u>Other</u> <u>Minority</u>	<u>TOTAL</u>	<u>White</u> <u>Non-</u> <u>Minority</u>	<u>Negro</u>	<u>Other</u> <u>Minority</u>	<u>TOTAL</u>
<u>Redevelopment Projects</u>								
Oak Center	12	230	8	250	33	173	19	225
<u>OTHER PUBLIC AGENCIES</u>								
Bay Area Rapid Transit District	3	4	0	7	-	-	-	-
City of Oakland Building and Housing Department	45	130	13	188	11	20	3	34
City of Oakland Housing Authority	5	12	2	19	-	-	-	-
City of Oakland, Street and Engineering Department	5	18	2	25	4	1	1	6
State of California Division of Highways	<u>22</u>	<u>104</u>	<u>4</u>	<u>130</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL	92	498	29	619	48	194	23	265



Relating this information to the available housing supply, it is quite evident that there will be no problem in rehousing these households in the 11,274 private rental, 1,872 private sales and 1,434 public housing units to become available during the displacement period.

The Agency feels that sufficient housing resources exist and that new construction, especially Satellite Senior Citizens housing and the 250 units of Leased Public Housing designed for the elderly will provide enough appropriate housing so that the relocation will be accomplished successfully. The relocation responsibilities will be met through the use of a trained staff, which will enlist the services of realtors, lending institutions, and property owners in providing relocation housing. The Oakland Housing Authority has given assurance that first priority will be given to Title I project displacees for housing in all available units. (Appendix C) The staff will also give assistance and referrals to appropriate agencies in attempting to find solutions to any social needs that might make relocation difficult.

Agency relocation policy now is to only refer individuals to standard housing that falls within their ability to pay, and is available on a non-discriminatory basis. A recent liaison has been established with the State Fair Employment Practice Commission and the East Bay Fair Housing Office which will allow Agency staff to assist relocatees who have been denied housing on racial or religious grounds.

D. FAIR HOUSING REPORT

Fair housing in California is covered by several laws, the most comprehensive of which is the Rumford Act. Discrimination is prohibited in all public housing, housing developed in urban renewal project areas, and all other publicly assisted housing except two-family homes in which the owner lives. All private housing is also covered except for houses with four or less units. Real estate brokers and financial institutions are covered by provisions of the law. The following citations are relevant to the law:

California Health and Safety Code - 33050, 33434, 33436,
35700, 35744;

California Labor Code 1414 - 1430;

California Government Code 11500 - 11528;

California Code Civil Prov. 10945

The law under Section 37530 commissions the State Fair Employment Practices Commission created by Section 1414 of the Labor Code to prevent violations of the law. After a certified complaint has been filed with the Commission pursuant to Section 35731, the Fair Employment Practices Commission can initiate contacts with the accused party.

The Fair Employment Practices Commission cannot initiate action.

The Civil Rights Act of 1968 is more extensive than the Rumford Act and will take precedence over it in the following areas.

The Civil Rights Act prohibits discrimination in:

- (1) all federally assisted housing,
- (2) all private housing except the single-family house sold or rented by a private owner who owns no more than three such single-family houses at any one time and rooms and units in a house with four or less units, one of which is occupied by the owner, and
- (3) as of January 1, 1970, all single-family housing unless the sale or rental is made without the use in any manner of the facilities or services of any real estate broker agent, salesman, or any person in the business of housing and no discriminatory publication, advertising or posting of discriminatory material is used.

In cases where the state and federal law have the same jurisdiction, the Department of Housing and Urban Development will first ask the state or local agency to try to resolve the problem. In cases where state law is not applicable, the Department of Housing and Urban Development is to be contacted and they will handle the complaint.

The Oakland Redevelopment Agency has taken on the role of assisting site occupants who have been discriminated against to file complaints. The following services are offered:

- (A) When informed of incidence of discrimination, the relocation advisors file pre-complaint forms. If an unreported incident occurs, the advisors will encourage the client to initiate action.
- (B) Relocation staff will also determine if the unit is still available. If the unit is still available and is offered to staff members, this will be recorded and used as documentation. This ends the Agency's function.
- (C) The East Bay Fair Housing Office has volunteered to assist the Agency in seeing that proper action is taken. Daily contact with the Office will be maintained in order to inform them of any properties where discriminatory practices are evident or suspected so that the Office could send testers to those properties.

II. APPENDIX

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

NEWS

DIRECTOR'S RELEASE

FOR RELEASE: MONDAY
SEPTEMBER 9, 1968

MC-FHA-POVS-68-68

POSTAL VACANCY SURVEY - SAN FRANCISCO-OAKLAND, CALIF.

Director Roy H. Pinkerton of the San Francisco, California, Insuring Office of the Federal Housing Administration released today the results of a postal vacancy survey conducted in the San Francisco-Oakland area on June 12-25, 1968. Pursuant to an agreement between FHA and the Post Office Department, the survey was made under the general supervision of 51 participating postmasters.

The vacancy survey was conducted on a sample of letter carrier routes. These routes were selected from the post office listings of the total possible deliveries to residences and apartments on each numbered route in each station and branch. It is estimated that the sample survey findings cover 86 percent of the total possible deliveries to residences and 88 percent of the possible deliveries to apartments.

On the basis of full coverage of 1,031,800 total possible deliveries, it is estimated that 1.7 percent of all residences and apartments were vacant. About 1.3 percent of the estimated 637,900 total possible deliveries to residences were vacant; among the estimated 343,900 total possible deliveries to apartments, 2.4 percent were vacant.

The following table shows estimated vacancy rates and total possible deliveries by type in the San Francisco-Oakland, California, area based on 100 percent coverage of all possible deliveries in the surveyed post offices.

Postal Vacancy Survey
San Francisco-Oakland Area

<u>Area</u>	<u>All units</u>		<u>Residences</u>		<u>Apartments</u>	
	<u>Total</u> <u>units</u>	<u>Percent</u> <u>vacant</u>	<u>Total</u> <u>units</u>	<u>Percent</u> <u>vacant</u>	<u>Total</u> <u>units</u>	<u>Percent</u> <u>vacant</u>
The Survey Area Total	<u>1,031,800</u>	<u>1.7</u>	<u>687,900</u>	<u>1.3</u>	<u>343,900</u>	<u>2.4</u>
Alameda County	355,900	1.8	260,600	1.3	95,300	3.2
Contra Costa County	157,500	2.1	133,100	1.7	24,400	4.2
Marin County	62,500	1.9	49,800	1.5	12,700	3.6
San Francisco County	284,600	1.3	111,300	1.1	173,300	1.4
San Mateo County	171,300	1.4	133,100	0.9	38,200	3.2

Note: The number of units have been rounded to the nearest hundred.
Vacancy percentages are based on unrounded numbers.

The results of the postal vacancy surveys are expressed in quantitative terms because it is not feasible to collect qualitative data in this type of survey. The coverage for residences may include rental units in structural types such as row housing, side-by-side duplexes, and conversions, as well as owner- and renter-occupied single-family structures because the Post Office Department regards any single stop with one mail delivery (one mailbox) as a residence; an apartment is a unit on a stop where more than one delivery of mail is possible.

The resultant vacancy data are not entirely comparable to those published by the Bureau of Census because of differences in definition, area delineation, and method of enumeration. Nor do they reflect as high a degree of accuracy as the 1960 census data. In addition, the interpretation of the survey should take into consideration that the results in the area are based on a sample and therefore, subject to sampling variability.

The Postal Vacancy Survey was conducted by the following:

Post Offices:

Alameda County

Alameda
Berkeley
Fremont
Hayward
Livermore
Newark
Oakland
Pleasanton
San Leandro
San Lorenzo
Union City

Postmasters:

Kerg B. Key
C. B. Kohler
Frank P. Siott
A. J. Foster
Herbert H. Harrison
Julia M. Harris
John F. Bushell
Albert W. Opsen
W. F. Goward
John T. Connally
Mary B. George

Appendix A

Post Offices:

Contra Costa County

Alamo
Antioch
Brentwood
Concord
Crockett
Danville
El Cerrito
Lafayette
Martinez
Morago
Orinda
Pinole
Pittsburg
Richmond
Rodeo
San Ramon
Walnut Creek

Marin County

Belvedere-Tiburon
Corte Madera
Fairfax
Hamilton AFB
Larkspur
Mill Valley
Novato
San Anselmo
San Rafael
Sausalito

San Francisco County

San Francisco

San Mateo County

Belmont
Brisbane
Burlingame
Daly City
Menlo Park
Millbrae
Pacifica
Redwood City
San Bruno
San Carlos
San Mateo
South San Francisco

Postmasters:

M. E. Gwynne
W. W. Field
Dorothy M. Collins
J. F. DeRosa
Andrew Chemycz
H. H. Neidenbach
Wilbur S. Gram
Harding T. Crandell
M. E. Huguet
Elinor W. Dickensen
Robert B. Ross
Martin E. Collins
C. E. Nix
Gust J. Allyn
Margaret M. Surges
Crawford F. Smith
L. G. Bornholtz

P. J. Lehmann
Edward J. Victor
Edward F. Fuselli
Howard E. Bradley
Llewellyn D. Crandall
John T. Little
Harry M. Overly
John F. Faby
Warren H. Williams
Anthony L. Mederious

Lim P. Lee

Alan H. Miller
Wyvonne E. Ingram
Lawrence H. Putman
Vincent P. Murphy
H. B. Morey
William J. McGovern
K. D. Strom
George Brook
Donald Risso
H. J. Johnson
James J. Kehoe
Virgil M. Ringue

San Francisco-Oakland, California Area Postal Vending Survey (continued)

June 12-25, 1968

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant No.	%
		All	%	Used	New			All	%	Used	New			All	%	Used	New				
Alameda County	296,486	5,053	1.7	2,066	1,017	3,767	214,018	2,605	1.2	1,903	702	1,840	82,468	2,478	3.0	2,163	315	1,927	2,803	30	1.1
Oakland ^V	83,711	2,209	2.6	1,829	380	766	52,284	783	1.5	662	121	75	31,427	1,426	4.5	1,167	259	691	44	7	15.9
Main Office	19,811	633	3.2	564	69	33	6,591	145	2.2	136	9	1	13,220	488	3.7	428	60	32	-	-	-
Branches:																					
Emeryville	4,538	133	2.9	127	6	5	3,770	76	2.0	70	6	3	768	57	7.4	57	-	2	-	-	-
Stations:																					
Diamond	5,258	58	1.1	52	6	5	4,485	40	0.9	34	6	3	773	18	2.3	18	-	2	-	-	-
Eastmond	6,855	194	2.8	138	56	61	5,779	117	2.0	71	46	23	1,076	77	7.2	67	10	33	-	-	-
Elmhurst	4,407	104	2.4	104	-	7	3,135	56	1.8	56	-	-	1,272	48	3.8	48	-	7	16	-	6.0
Fitchburg	4,381	101	2.3	101	-	-	3,614	63	1.7	63	-	-	767	39	5.0	38	-	-	-	-	-
Fruitvale	7,481	163	2.2	163	-	8	4,998	72	1.4	72	-	-	2,483	91	3.7	91	-	8	-	-	-
Grand Lake	11,097	424	3.8	248	176	358	4,666	31	0.7	31	-	-	6,431	393	6.1	217	176	358	-	-	-
Laurel	3,904	77	2.0	60	17	31	3,487	40	1.1	23	17	23	417	37	8.9	37	-	8	28	7	25.0
Piedmont	7,875	143	1.8	126	17	249	5,519	63	1.1	58	5	17	2,356	80	3.4	68	12	232	-	-	-
Rockridge	3,349	75	2.2	43	32	5	2,809	52	1.9	20	32	5	540	23	4.3	23	-	-	-	-	-
Temescal	4,755	104	2.2	103	1	4	3,431	28	0.8	28	-	-	1,324	76	5.7	75	1	4	-	-	-
Other Cities and Towns	212,775	2,874	1.4	2,237	637	3,001	161,734	1,822	1.1	1,241	581	1,765	51,041	1,052	2.1	996	56	1,236	2,759	23	0.8
Alameda	22,998	403	1.8	372	31	217	12,646	119	0.9	97	22	96	10,352	284	2.7	275	9	121	-	-	-
Berkeley	52,755	727	1.4	699	28	270	31,436	287	0.9	280	7	40	21,319	440	2.1	419	21	230	17	1	5.9
Fremont	25,138	481	1.9	351	130	686	22,666	426	1.9	314	112	402	2,472	55	2.2	37	18	284	13	-	0.0
Hayward	49,477	440	0.9	367	73	607	40,309	292	0.7	223	69	238	9,168	148	1.6	144	4	369	1,323	17	1.3
Livermore	10,524	255	2.4	123	132	390	9,365	241	2.6	110	131	288	1,159	14	1.2	13	1	102	321	-	0.0
Newark	5,548	99	1.8	37	62	150	5,467	91	1.7	29	62	150	81	8	9.9	8	-	-	-	-	-
Pleasanton	7,006	169	2.4	46	123	529	6,790	161	2.4	41	120	522	216	8	3.7	5	3	7	-	-	-
San Leandro	28,214	201	0.7	181	20	133	22,501	133	0.6	113	20	10	5,713	68	1.2	68	-	123	742	5	0.7
San Lorenzo	8,051	33	0.4	33	-	-	7,635	14	0.2	14	-	-	415	19	4.6	19	-	-	16	-	0.0
Union City	3,044	66	2.2	28	38	19	2,919	58	2.0	20	38	19	145	8	5.5	8	-	-	327	-	0.0

See footnotes on page 4.

The survey covers all the units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definition of "residence" and "apartment" are those of the Post Office Department, i.e., a residence represents one possible stop on one possible delivery on a carrier's route, and apartment represents one possible stop with more than one possible delivery.

The estimates of total possible mail delivery routes, residences, apartments, and house trailers were made by the postal carriers. The data in this table, therefore, are not strictly comparable to the corresponding data for surveys conducted prior to 1967. The estimated routes, however, are as close as possible to official route records.

Source: FIA postal carrier surveys conducted by the San Francisco Post Office.

U.S. Department of Housing and Urban Development
Federal Office of Administration
Division of Census and Statistics
Office of Administrative and Statistical Services

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAMESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY

Oakland, California

PROJECT NAME

City Center NDP

PROJECT NUMBER

URA #1 (CC-1)

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 12 mos.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	5	5	-
b. Estimated number to be displaced from property to be acquired by LPA	5	5	-
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	5	5	-	-	-	-
b. Eligible for federally aided public housing	2	2	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	3	3	-	-	-	-

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	5	5		-	-	
b. Private rental housing	3	3		-	-	
c. Private sales housing	-	-		-	-	
d. Federally aided public housing	2	2		-	-	
e. Other public housing	-	-		-	-	

PROJECT NAME		City Center NDP		PROJECT NUMBER		URA #1 (CC-1)			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	2/3	2/3							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	1/0	1/0							
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349	1/0	1/0							
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/3	0/3							

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED						
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	2/3					
\$0 - \$49						
\$50 - \$99	1/0	1/0				
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349	1/0	1/0				
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more	0/3	0/2	0/1			

¹ Draw a sigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.
Eligible public housing/Ineligible - 20 - Appendix B

PROJECT NAME	City Center NDP	PROJECT NUMBER	URA #1 (CC-1)
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	0								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	0					
\$0 - \$49						
\$50 - \$99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME						PROJECT NUMBER									
City Center NDP						URA #1 (CC-1)									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	2	110	150*		216	175									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	2	3975		1	3859										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59		68												
	\$60 - \$69		170												
	\$70 - \$79		357		34										
	\$80 - \$89		1153		143										
	\$90 and over	2	2227		1	3682									
	TOTAL														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

* for elderly

PROJECT NAME						PROJECT NUMBER									
City Center NDP						URA #1 (CC-1)									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued															
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	0														
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	0														
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL	0														
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED ~~FAMILIES~~
Single Individuals

PROJECT LOCALITY

Oakland, California

PROJECT NAME

City Center NDP

PROJECT NUMBER

URA #1 (CC-1)

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 12 MOS.

DATE OF SUBMISSION

I. NUMBER OF ~~FAMILIES~~ IN PROJECT AREA AND NUMBER TO BE DISPLACED~~FAMILIES~~ Single Individuals

	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	72	70	2
b. Estimated number to be displaced from property to be acquired by LPA	72	70	2
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF ~~FAMILIES~~

Single Individuals

	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	70	70		2	2	
b. Eligible for federally aided public housing	38	38		1	1	
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing	32	32		1	1	

III. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIESESTIMATED NUMBER OF ~~FAMILIES~~

Single Individuals

	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

IV. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIREDESTIMATED NUMBER OF ~~FAMILIES~~

Single Individuals

	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

V. PROPOSED REHOUSING OF ~~FAMILIES~~ INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING

WHITE

NONWHITE

	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	70	70		2	2	
b. Private rental housing	32	32		1	1	
c. Private sales housing						
d. Federally aided public housing	38	38		1	1	
e. Other public housing						

PROJECT NAME City Center NDP		PROJECT NUMBER URA #1 (CC-1)							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	38/32								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199	35/0								
\$200 - \$249	1/1								
\$250 - \$299	1/1								
\$300 - \$349	1/4								
\$350 - \$399	0/6								
\$400 - \$449	0/11								
\$450 - \$499	0/3								
\$500 or more	0/6								
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	38/32	38/32							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199	35/0	35/0							
\$200 - \$249	1/1	1/1							
\$250 - \$299	1/1	1/1							
\$300 - \$349	1/4	1/4							
\$350 - \$399	0/6	0/6							
\$400 - \$449	0/11	0/11							
\$450 - \$499	0/3	0/3							
\$500 or more	0/6	0/6							

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.
Eligible public housing/Ineligible - 25 - Appendix B

PROJECT NAME City Center NDP		PROJECT NUMBER URA #1 (CC-1)							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	1/1								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199	1/0								
\$200 - \$249									
\$250 - \$299	0/1								
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	1/1	1/1							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199	1/0	1/0							
\$200 - \$249									
\$250 - \$299	0/1	0/1							
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

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Appendix B

Single Individuals

Page 4 of 5

HUD-6122
(1-66)

PROJECT NAME						PROJECT NUMBER									
City Center NDP						URA #1 (CC-1)									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	0 BEDROOM			1 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	38	15	100*		110	150*									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	32	2338			3975										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49		183												
	\$50 - \$59	1	71		68										
	\$60 - \$69	1	469		170										
	\$70 - \$79	4	235		357										
	\$80 - \$89	6	935		1153										
	\$90 and over	20	445		2227										
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

*for elderly

PROJECT NAME						PROJECT NUMBER									
City Center NDP						URA #1 (CC-1)									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued															
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE INDIVIDUALS															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	1	15	100*		110	150*									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	1	2338			3975										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49		183												
	\$50 - \$59		71		68										
	\$60 - \$69	1	469		170										
	\$70 - \$79		235		357										
	\$80 - \$89		935		1153										
	\$90 and over		445		2227										
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

* for elderly

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL HOUSING ADMINISTRATION ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES	PROJECT LOCALITY	
	PROJECT NAME City Center (Expansion)	
	PROJECT NUMBER URA #1 (CC-2)	
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 12 MOS. DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	2	1	1
b. Estimated number to be displaced from property to be acquired by LPA	2	1	1
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	1	1	-	1	1	-
b. Eligible for federally aided public housing	-	-	-	1	1	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	1	1	-	-	-	-

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-	-	-	-	-	-
b. Eligible for federally aided public housing	-	-	-	-	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	1	1	-	1	1	-
b. Private rental housing	1	1	-	-	-	-
c. Private sales housing	-	-	-	-	-	-
d. Federally aided public housing	-	-	-	1	1	-
e. Other public housing	-	-	-	-	-	-

PROJECT NAME City Center (Expansion)		PROJECT NUMBER URA #1 (CC-2)							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	0/1	0/1							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/1	0/1							
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	0/1	0/1							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/1	0/1							

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME City Center (Expansion)		PROJECT NUMBER URA #1 (CC-2)							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	1/0		1/0						
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	1/0		1/0						
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	1/0		1/0						
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	1/0		1/0						
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME					PROJECT NUMBER										
City Center (Expansion)					URA #1(CC-2)										
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided															
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	1	3,975			3,859										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59		68												
	\$60 - \$69		170												
	\$70 - \$79		357		34										
	\$80 - \$89		1,153		143										
	\$90 and over	1	2,227		3,682										
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

PROJECT NAME	PROJECT NUMBER
City Center (Expansion)	URA #1 (CC-2)

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided				1	216	175									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATIONESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED ~~FAMILIES~~

SINGLE INDIVIDUALS

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

PROJECT LOCALITY

PROJECT NAME

City Center (Expansion)

PROJECT NUMBER

URA #1 (CG-2)

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 12 mos.

DATE OF SUBMISSION

I. NUMBER OF ~~FAMILIES~~ IN PROJECT AREA AND NUMBER TO BE DISPLACED~~XXXXXXXX~~ Individuals

TOTAL

WHITE

NONWHITE

a. Estimated number of families in project area

60

51

9

b. Estimated number to be displaced from property
to be acquired by LPA

60

51

9

c. Estimated number to be displaced from property
to be acquired by other public bodies

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--

--

d. Estimated number to be displaced by rehabilitation, conservation,
or code enforcement activities, from property not to be acquired

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II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF ~~FAMILIES~~

WHITE

NONWHITE

TOTAL

TENANTS

OWNERS

TOTAL

TENANTS

OWNERS

a. TOTAL

51

51

-

9

9

-

b. Eligible for federally aided public housing

21

21

-

-

-

-

c. Eligible for State or locally aided public housing

-

-

-

-

-

-

d. Ineligible for public housing

30

30

-

9

9

-

III. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIESESTIMATED NUMBER OF ~~FAMILIES~~ Individuals

WHITE

NONWHITE

TOTAL

TENANTS

OWNERS

TOTAL

TENANTS

OWNERS

a. TOTAL

-

-

-

-

-

-

b. Eligible for federally aided public housing

-

-

-

-

-

-

c. Eligible for State or locally aided public housing

-

-

-

-

-

-

d. Ineligible for public housing

-

-

-

-

-

-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES,
FROM PROPERTY NOT TO BE ACQUIREDESTIMATED NUMBER OF ~~FAMILIES~~ Individuals

WHITE

NONWHITE

TOTAL

TENANTS

OWNERS

TOTAL

TENANTS

OWNERS

a. TOTAL

-

-

-

-

-

-

b. Eligible for federally aided public housing

-

-

-

-

-

-

c. Eligible for State or locally aided public housing

-

-

-

-

-

-

d. Ineligible for public housing

-

-

-

-

-

-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING

WHITE

NONWHITE

TOTAL

EXISTING UNITS

NEW UNITS

TOTAL

EXISTING UNITS

NEW UNITS

a. TOTAL ~~FAMILIES~~ Individuals

51

51

-

9

9

-

b. Private rental housing

30

30

-

9

9

-

c. Private sales housing

-

-

-

-

-

-

d. Federally aided public
housing

21

21

-

-

-

-

e. Other public housing

PROJECT NAME City Center (Expansion)		PROJECT NUMBER URA #1 (CC-2)							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY XXXXX INCOME	TOTAL NUMBER OF FAMILIES XXXXXXXXXX	NUMBER OF FAMILIES TO BE DISPLACED BY SIZE							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	21/30								
\$0 - \$49									
\$50 - \$99	2/0								
\$100 - \$149	8/7								
\$150 - \$199	3/3								
\$200 - \$249	5/6								
\$250 - \$299	2/1								
\$300 - \$349	1/1								
\$350 - \$399	0/2								
\$400 - \$449	---								
\$450 - \$499	0/1								
\$500 or more	0/9								
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY XXXXX INCOME	TOTAL NUMBER OF FAMILIES XXXXXXXXXX	BEDROOM REQUIREMENTS							
		0 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	21/30	21/30							
\$0 - \$49	---								
\$50 - \$99	2/0	2/0							
\$100 - \$149	8/7	8/7							
\$150 - \$199	3/3	3/3							
\$200 - \$249	5/6	5/6							
\$250 - \$299	2/1	2/1							
\$300 - \$349	1/1	1/1							
\$350 - \$399	0/2	0/2							
\$400 - \$449	---	---							
\$450 - \$499	0/1	0/1							
\$500 or more	0/9	0/9							

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

eligible/ineligible

PROJECT NAME		City Center (Expansion)		PROJECT NUMBER URA #1 (CC-2)					
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY SIZE							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	0/9								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	0/3								
\$150 - \$199	0/1								
\$200 - \$249	0/2								
\$250 - \$299	0/1								
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/2								
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		0 OR 1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	0/9	0/9							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	0/3	0/3							
\$150 - \$199	0/1	0/1							
\$200 - \$249	0/2	0/2							
\$250 - \$299	0/1	0/1							
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more	0/2	0/2							

1 Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME						PROJECT NUMBER									
City Center (Expansion)						URA #1 (CC-2)									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	0 * BEDROOM			2 BEDROOM			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	21	15	100*		110	150*									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	30	2338			3975										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49	10	183												
	\$50 - \$59	6	71		68										
	\$60 - \$69	1	469		170										
	\$70 - \$79	1	235		357										
	\$80 - \$89	2	935		1153										
	\$90 and over	10	445		2227										
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
\$12,000 and over															

*for elderly

SINGLE INDIVIDUALS

PROJECT NAME

City Center (Expansion)

PROJECT NUMBER

URA #1(CC-2)

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	0 BEDROOM			1 BEDROOM			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	1	15	100*		110	150*									
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	8	2338			3975										
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49	3	183												
	\$50 - \$59	2	71		68										
	\$60 - \$69	1	469		170										
	\$70 - \$79		235		357										
	\$80 - \$89		935		1153										
	\$90 and over	2	445		2227										
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

FEB 28 1969

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

ADMINISTRATIVE OFFICE
935 UNION STREET
832-3202



COMMISSIONERS

PAUL B. GODKIN
CHAIRMAN

MRS. FRITZ J. HOPE
VICE-CHAIRMAN

THOMAS W. ANDERSON

JAMES A. MCHENRY

REVEREND JOSEPH H. SKILLIN

R. J. GUICHARD, JR.
EXECUTIVE DIRECTOR

GEORGE W. YEE, JR.
BUDGET-FISCAL OFFICER

EDWARD J. KILMARTIN
LEGAL COUNSEL

February 25, 1969

RE: Relocation Resources

Mr. John B. Williams
Executive Director
Redevelopment Agency of the City of Oakland
508 - 16th Street
Oakland, California 94612

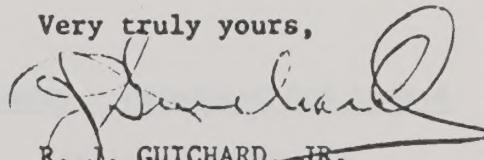
Dear Mr. Williams:

As requested in your letter of February 7, 1969, please find attached hereto, the information regarding public housing which is needed to update your housing resources data.

There is no racial discrimination in public housing. Our tenants are housed on a first come, first serve basis and, therefore, we have no breakdown on racial availability.

We hope the information submitted will be of assistance in completing your application to the Department of Housing and Urban Development.

Very truly yours,



R. J. GUICHARD, JR.
Executive Director

RJG:is
Att.

Appendix C

1. Number of Units Under Management by Bedroom Size

<u>Type of Housing</u>	<u>Total</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Permanent	1422	32	408	555	357	56	14
Leased	1140	139	265	513	200	19	4

Turnover Rate by Bedroom Size

<u>Type of Housing</u>	<u>Total</u>	<u>0BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Permanent	19%	28%	14%	25%	16%	7%	14%
Leased	14%	4%	20%	15%	15%	0%	0%

2. Status of Plans for Additional Units and Estimated Dates for Occupancy

Permanent (Turnkey is Permanent)

Estimated 500 units to be completed by June 30, 1969.

Estimated another 1000 units to be completed by June 30, 1970

Estimated another 1000 units in the next two years from July 1, 1970.

To be 66% - 3 bedroom; 32% - 4 bedroom; 2% - 5 bedroom.

Leased

Application has been approved for 500 additional units.

<u>0BR*</u>	<u>1 BR*</u>	<u>2 BR</u>	<u>3 BR</u>
100	150	175	75

* Units especially designed for elderly

3. Income Limits for Initial and Continued Occupancy - Permanent and Leased

<u>Number of Persons</u>	<u>Admission</u>	<u>Continued Occupancy</u>
One	\$3300	\$4500
Two	3800	5000
Three	4300	5600
Four	4700	6200
Five	5100	6800
Six	5500	7400
Seven	5900	8000
Eight or more	6300	8600

Appendix C

4. Minimum Rent Charge

Permanent and Leased Housing Minimum Gross Rent Charges

0 BR	\$49.00
1 BR	54.00
2 BR	65.00
3 BR	74.00
4 BR	81.00
5 BR	87.00

Contract Rent is determined on an individual basis by subtracting from the Gross Rent the estimated cost of tenant purchased utilities.

Minimum Hardship Gross Rent (Permanent Housing only)

0 BR	\$40.00
1 BR	40.00
2 BR	45.00
3 BR	50.00
4 BR	55.00
5 BR	60.00

5. First priority will be given to Title I project displacees for housing in our available units. All of our housing is available to people of all races.
6. One year residence in the City of Oakland is an admission requirement, with two exceptions: married full time college students and families of servicemen.

Conditions Under Which Relocation Payments Are Made to Individuals, Families Owners and Business Concerns

General

In accordance with the Federal rules and regulations governing relocation payments pursuant to Section 114 of the Housing Act of 1968, as amended, the following types of relocation payments will be made by the Oakland Redevelopment Agency in the Neighborhood Development Program action areas:

1. Payments to defray the cost of moving and any losses of property to all eligible site occupants who are displaced by project activities. Eligible individuals and families shall have the option of receiving fixed relocation payments or actual moving expenses and/or direct loss of property payments.
2. Additional Relocation Payments to certain low income individuals over 62 or handicapped, and to certain low income families.
3. Small Business Displacement Payments to certain displaced concerns.
4. Payments reimbursing certain settlement costs and related charges in connection with the acquisition of real property.
5. Additional payments to owner-occupants of single-family and two-family residences acquired by the Agency.

Eligibility Criteria

In order to be eligible for a relocation payment, the displacement of the site occupant must:

1. Be from real property within the urban renewal area, and occur on or after the date of approval of the project expenditures budget for the Neighborhood Development Program actions, and
2. Be the result of rehabilitation of buildings or other improvements in accordance with the redevelopment plan, or

Appendix D

3. Be the result of rehabilitation activities, which in the case of residential properties, result in a 10% or more rent increase and exceed the ability-to-pay standards, and in the case of business concerns result in a 25% or more increase; or
4. Be made necessary by the acquisition of real property by the Redevelopment Agency. The following site occupants may be considered displaced by acquisition:
 - A. Residents and business concerns which, on the date of approval of the project expenditures budget, are occupying property contemplated for acquisition, and
 - B. Residents and business concerns occupying property at the time of acquisition.
5. Be an owner-occupant of a single or two-family dwelling acquired by the Redevelopment Agency.
 - A. The displaced owner must have occupied the property for a period of not less than one year prior to the initiation of negotiations for the acquisition of the property.
 - B. The Replacement Housing Payment is limited to an amount which, when added to the acquisition price, will equal the average price required for a decent, safe and sanitary dwelling of modest standards, adequate in size to accommodate the displaced owner-occupant, which is reasonably accessible to public services and places of employment and available on the private market.
 - C. A displaced owner-occupant must purchase and occupy the replacement dwelling unit within one year following the date

on which he is required to move from the dwelling acquired for the project activity.

- D. A displaced owner-occupant may not receive both this payment and an Additional Relocation Payment, unless the amount of the Replacement Housing Payment is reduced by the total amount received as an Additional Relocation Payment.

Restrictions on Payment of Relocation Claims

Site occupants who fail to recognize their obligation to pay rent, or who remove, without authorization, fixtures or other items purchased with the real estate, may forfeit their right to a relocation payment. Delinquent rents will be deducted from moving payments.

Time Limit for Submission of Claim

All claims for relocation, moving and/or property loss payments must be submitted to the Redevelopment Agency within six months after displacement. Claims for settlement costs must also be submitted within 6 months after the costs have been incurred. However, claims for Additional Relocation Payments must be submitted within 60 days after displacement, and claims for Replacement Housing Payments within 18 months after displacement.

Filing of Claims

1. In order to obtain a fixed relocation payment, an individual or family must submit a written claim on Form HUD-6140.1, Claim for Relocation Payment.
2. In order to obtain a relocation payment for actual moving expenses and direct loss of property, a family, individual or business concern may move at its own expense and seek reimbursement upon presentation of a receipted bill. However, by pre-arranged written agreement between the occupant and the mover, the Redevelopment Agency will pay the mover directly.

3. A claim for an Additional Relocation Payment must be submitted on Form HUD-6141.1 until new forms have been issued by the Department of Housing and Urban Renewal.
4. Business concerns must submit their claim for relocation payment on Forms HUD-6146.1 and HUD-6146.2 if the claim is for actual moving expenses only. Claims for actual direct loss of property must include Form HUD-6146.3, and a claim for a Small Business Displacement Payment must be supported by Form HUD-6146.4.
5. A claim for settlement costs must be submitted on Form HUD-6147. All of these claim forms will be available in the relocation office.
6. The following are special conditions for business concerns:
 - A. A business concern must give the Redevelopment Agency at least 30 days, but not more than 90 days, written notice of its intention to move and must permit the Redevelopment Agency at all reasonable times to inspect the personal property to be moved.
 - B. Claims for relocation payments must be supported by three bids of moving expenses from reputable moving firms and, to the extent required, other contractors. A relocation payment covering moving expenses may not exceed the lowest bid. Bids must be submitted not less than 15 days prior to actual move. If a business concern estimates that its moving expenses will be \$500 or less, bids will not be required; however, the maximum payment in this case will be \$500.
 - C. A relocation payment for moving expenses to a business concern that moves beyond 100 miles from the city boundary is limited to the reasonable and necessary expenses for moving a distance of 100 miles.

Appendix D

Documentation in Support of Claim

A claim must be supported by the following:

1. If, for moving expenses, except in the case of a fixed payment, a receipted or other evidence of such expense.
2. If, for actual direct loss of property, written evidence thereof, which may include appraisals, certified prices, copies of bills or sale, cancelled checks, copies of advertisements, offers to sell, auction records, and other such records as may be appropriate to support the claim.
3. In any other case, such documentation as may be required by the Redevelopment Agency which may include income tax returns, withholding or informational statements, and proof of age.

Limitation on Relocation Payments

1. Relocation payments available to families and individuals are:
 - A. Payment for moving expenses and/or direct loss of property up to a maximum of \$200.00.
 - B. An Additional Relocation Payment to eligible families and individuals in an amount not to exceed \$1,000.00.
 - C. A Replacement Housing Payment to an owner-occupant of a single-family or two-family residence acquired by the Redevelopment Agency, up to a maximum of \$5,000.00.
2. Relocation payments to business concerns are as follows:
 - A. If for moving expenses only, the actual amount incurred up to \$25,000.00 is reimbursable.
 - B. If for moving expenses and direct loss of property only, the actual amount up to \$3,000.00 is reimbursable.

2. Relocation payments to business concerns are as follows:

- A. If for moving expenses only, the actual amount incurred up to \$25,000.00 is reimbursable.
- B. If for moving expenses and direct loss of property only, the actual amount up to \$3,000.00 is reimbursable.
- C. A Small Business Displacement Payment of \$2,500.00 is made if the following eligibility requirements are met:
 - 1. The concern is doing business in the urban renewal area on the date of approval of the urban renewal plan by the City Council, and occupying the property on the date the Redevelopment Agency enters into a financial assistance contract with the Federal Government.
 - 2. The concern is not part of an enterprise having two or more establishments outside the urban renewal area.
 - 3. The concern has filed an income tax return for the base period or furnishes such other evidence of earning as may be approved by the Department of Housing and Urban Development. (Base period will be the two tax years immediately preceding displacement, or if the concern has not been in business that long, such other period as may be approved by the Department of Housing and Urban Development. If a business concern does not qualify for a Small Business Displacement payment on the basis of the two tax years immediately preceding displacement and the Redevelopment Agency finds that its business activities during such period was not representative, the base period shall be the third and fourth tax years immediately preceding the displacement.)

4. Average annual gross receipts or sales in excess of \$1,500.00 together with average net earnings before income taxes in excess of \$500, or average gross receipts or sales in excess of \$2,500.00
5. Average annual net income, before taxes and plus other salaries, wages, and other compensation, is less than \$10,000.00.

ADDENDUM

Due to revisions made after the writing of this report the following changes and additions are hereby made to the Relocation Report:

1. Page 3, Central District Relocation Table

The table with the addition of San Pablo Gateway Displacement should read as follows:

<u>Action Area</u>	<u>Anticipated Displacement</u>		
	<u>Families</u>	<u>Individuals</u>	<u>Businesses</u>
City Center CC-1	5	72	55
City Center CC-2	2	60	9
Chinatown	10	30	15
Laney Gateway	6	11	2
San Pablo Gateway	<u>-</u>	<u>20</u>	<u>3</u>
TOTAL	23	193	84

2. Page 5, General Characteristics of Residents (following Chinatown)

Laney Gateway

The majority of the residents in this area are of Chinese descent. The families live in single-family Victorian houses and converted two-unit houses. Most of the single-family dwellings are owned by persons with Chinese surnames and it is assumed that they are owner-occupied. The single individuals all reside in one rooming house. A 100% relocation survey to be conducted during the first half of the action year will furnish additional information.

San Pablo Gateway

An estimated total of 20 individuals are to be relocated. The majority of them are white and they reside in two rooming houses. A 100% survey of this area will be conducted during the first half of the action year.

3. Page 8, Business Characteristics (following Laney Gateway)

San Pablo Gateway

The three businesses to be displaced include a parking lot and two rooming houses. All appear to be run by white persons.

